



PRESENTATION

BY

**REGISTRATION AND STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH**

FUNCTIONS OF THE DEPARTMENT

- Registration of Immovable & Movable properties under Registration Act, 1908
- Administration of Indian Stamp Act, 1899
- Control and Regulation of Chit Fund Companies under Chit Funds Act, 1982
- Registration of Public Societies under A.P. Societies Registration Act, 2001
- Registration of Firms under Indian Partnership Act, 1932
- Registration of Hindu Marriages under Hindu Marriage Act, 1955
- Registration of Civil Marriages under Special Marriage Act, 1954
- Registration of Marriages under Anand Marriage (Amendment) Act, 2012
- Custodian of Marriage extracts under Indian Christian Marriage Act, 1872
- Registration of Non Trading Companies under A.P. Non Trading Companies Act, 1962
- Appointment and Regulation of Notaries under Notaries Act, 1952.

CARD (Computer aided Administration of Registration Department)

- Registration and Stamps Department administering the Stamp Act, 1899 and the Registration Act, 1908 is one of the oldest department preserving registration records pertaining to the year 1865 onwards.
- CARD project was introduced in the year 1999.
- Digital Encumbrance data has been created for the documents registered from the year 1983 to 1998.
- Digital signed Image data and Encumbrance data pertaining to the year 1999 onwards is being preserved.



**Initiatives taken up by the Registration
and Stamps Department.
Government of Andhra Pradesh**

CCA (CARD Centralized Architecture)

- All the Sub-Registrar offices in the State of Andhra Pradesh are integrated under CCA (i.e., CARD Centralized Architecture).
- This ensures uniformity in the system in service delivery.
- Ensures updating of data pertaining to Market Values & Prohibited properties by every Sub-Registrar office.

Anywhere Registration

- Under Anywhere Registration, the general public have the option of getting their document registered at the Sub-Registrar office of their choice (or) at any Sub-Registrar office near to them.
- Under Anywhere Registration of the 13 Revenue Districts in the State of Andhra Pradesh, 12 Revenue Districts are treated as one Registration District and the District of Srikakulam as one Registration District.
- This brings in transparency and reliability in the services delivered.
- Helps in improving services at uniform scale across all Sub-Registrar offices.

Aadhar Integration

- The details of the individuals appearing for Registration is captured from the Aadhar Data base i.e., the Aadhar No. is used as the Unique ID and it has been made mandatory.
- In case of NRIs' who doesn't have Aadhar No. the Pass Port No. is used at the time of Registration.
- With Aadhar integration the cases of impersonation and false personating could be avoided.
- Integration of the individual details with **PAN data** has been done.

Integration with Web Land data of Revenue department

- At the time of Registration of Agricultural properties, the verification of the ownership details of the executants is done with the Web land data of Revenue department.
- This ensures compliance with the ROR Act, of the Revenue department.
- It helps in curtailing double registrations and fraud registrations pertaining to agricultural properties.
- It simplifies mutation of agricultural properties.

Verification of Urban Local Bodies Data before Registration

- The Urban Local Bodies data (Linked with assessment No. of the property) is made available to Sub-Registrar offices to cross check the names of the transferor and property details.
- This simplifies the mutation of properties to be carried out by the Municipal Administration department.
- This helps in ensuring house Tax compliance for the Municipal Administration department

Online Registration/ Online Payments

- Under the option of “prepare your own document” provided in the Registration and Stamps department web site, the individual can prepare his own document, make online payments of the statutory fees and book a slot for getting his document registered.
- This gives the individual option of getting his document registered at a specified time and reduces the time to be spent at Sub-Registrar office.

Online Registration of Firms and Societies

- The manual registration of Firms and Societies has been dispensed off.
- The individuals can apply for Online registration directly or through the Mee-Seva centers.
- The individual can also obtain the certified copies by making the payment online.

Web Services provided in the Department web site

- Online issue of ECs and CCs on free of cost
- Encumbrance search of the property transactions from the year 1983 on wards.
- Duty fee calculator which provides for the amount of Stamp Duty, Registration Fee, Transfer Duty, etc., to be paid.
- Market Values of the properties.
- Prohibited properties.
- Online Payment/ Online Registration module
- Find your Sub-Registrar office, etc.,

Insertion of New section 22-B in the Registration Act, 1908

- Apart from section 22-A of the Registration Act, applicable to the State of Andhra Pradesh, which deals with Registration of Prohibited properties.
- A new section 22-B was added which deals with “Non-acceptance of Registration of document regarding the property already conveyed by a registered document by the same person”.
- It prohibits the registering officer from accepting of any document for registration relating to sale of any immovable property, if the property has been already conveyed or permanently alienated.

Cancellation of Fraudulent Registrations

- Under Rule 26 (k) (i) of A.P., Rules under the Registration Act, 1908 when Government or assigned or endowment land, etc., is fraudulently registered the same can be cancelled by the competent authority.
- In case of registrations where in impersonation or false personating has taken place the Commissioner and Inspector General Registration and Stamps has issued detailed guide lines under section 82 & 83 of Registration Act, 1908 for filing of prosecution by the department authorities.

REGISTRATION & STAMPS DEPARTMENT

Year	Revenue (in Crores)
2013-14	1795.81
2014-15	2874.44
2015-16	3585.12
2016-17	3457.96
2017-18	4242.23